

**SPRINGFIELD COMMUNITY PRESERVATION
FULL APPLICATION COVER SHEET**

I. PROJECT INFORMATION

CPA program area - check all that apply:

community housing historic preservation open space recreation

Project/Program Title: **Preservation Revolving Fund**

Brief Project/Program Summary:

Project will create a preservation revolving fund to be operated by a community/City team of McKnight residents and City officials to put in place a restoration loan program

estimated start date: 10/1/2020 estimated completion date: 6/30/2021

II. APPLICANT INFORMATION

Type of Applicant - check one:

City of Springfield Non-Profit Organization For-Profit Business Individual

Name of Organization: **McKnight Community Development Corporation**

Name of Contact Person: **David P. Gaby**

Mailing Address: **1030 Worthington Street**

Mailing City/State/Zip: **Springfield, Ma. 01109**

Phone: **(413) 301-6308**

Fax: **N/A**

Email: **mcknightcdc@gmail.com**

Website: **mcknighthistoric.org**

III. BUDGET SUMMARY

Estimated Project Budget: **\$260,000**

CPA Funding Request: **\$260,000**

Will you be seeking multi-year funding Yes No

CPA Request as Percentage of Total Project/Program Budget: **100%**

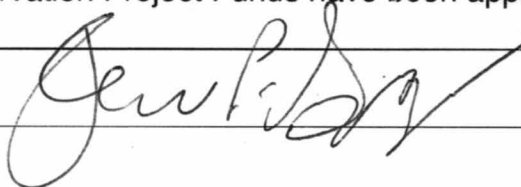
List Other Secured Funding Sources:

Approx. \$200,000 in CDI Funding has been provided for the purchase and renovation of the Kibbe Mansion, which included. Other properties are not to be acquired.

List Other Prospective Funding Sources:

Massachusetts Preservation Project Funds have been applied to for to match CPA funds

Applicant Signature: _____



Date Submitted: _____

4/29/20

General Information : The Preservation Revolving Fund would support restoration of deteriorated and mis-improved housing in the local and National Register Historic Districts with 0% loans, to be repaid upon sales of properties outside of original families. Based on a model with a community-based coordinating committee working directly with the City and City Council the effort would be to create a program that would expand in subsequent years to be a resource for all of Springfield historic neighborhoods.

Narrative : In the past, since the 1970s, there have been programs to support restoration within the local historic districts, but these funds were provided as grants and no resources remained after funds were expended. In more recent years CDBG funds have been used primarily to assist new owners to restore City-owned properties, and many historic properties owned by private owners have ended up being demolished due to lack of resources. In addition many owners in National Register Districts, and some in local districts This proposal seeks to break these cycles by creating a fund that recycles so that there are resources to address future needs.

General Program Idea: The general strategy is to propose a total-City Multi-year strategy, but starting in the McKnight District in “Year One”, with community involvement in 1.) selecting restoration sites, 2.) affirmative recruitment of contractors and workers, 3.) training of contractors and workers, 4.) oversight of work, 5.) underwriting of loans, and 6.) monitoring compliance with preservation restrictions after completion of work. “Preservation restrictions” will be required and will be both negative (What you can’t do) and positive (What you must do to maintain the property (Lawn maintenance, landscaping, orderly parking, reasonably responsible home maintenance, so that it doesn’t impact neighbors).

FUNDS MANAGEMENT: All funds would be held by the City Treasurer and advanced based on invoices approved by the City Council, which would be based on recommendations from the community-based committee. Private funds raised or collected would be either held by the City or in a private account which would be utilized in consultation with the City Council. Repaid funds would be either held by the City Treasurer or in the private account as decided in consultation among the City Council, CP Committee, and Revolving Fund Committee. In addition a portion of the grant would be utilized to assist in paying for creation of a historic preservation position within the Planning Dept., both to assist with the program and for support of the Historical Commission and other City programs.

PROGRAM EXPANSION: As the program grows each neighborhood will need to develop its own committee for site selection and monitoring, but the goal is to develop and maintain the role of the City Council as opposed to allowing

delegation to agencies within City Hall that may not be familiar with or supportive of preservation.

INITIAL HOUSES FOR THE REVOLVING FUND

Previously approved houses are:

- 20 Buckingham St (Porch)
- 62 Westminster St (Porch on House & Structure of Carriage House)
- 212 Bay St (Painting & Trim)
- 111 Dartmouth Terrace (Front porch)
- 35 Florida St (House and Carriage House Roof & Paint)

Included in Massachusetts Preservation Projects Fund Proposal (Match Needed)

- 1030 Worthington St (Front Porch and Public Areas)

Potential 'Landmark' Inclusions (To be invited)

- 417 St James Ave (Siding and Paint)
- 92 Buckingham (Porch)

Potential 'Restoration' inclusions (To be invited by the Committee with final determination by the CP Committee and the City Council)

- 41 Florida St (Siding, porch, 197 Florida St. (Porch)
- 341 St James (Siding, porch, and windows)
- 347 St James (Porch Railing)
- 175 St James (Porch)
- 1119 Worthington (Porch)

Revolving Fund Committee Membership and Sub-Committees

The Committee will operate as a committee of the McKnight Community Development Corporation, a charitable non-profit corporation. The Committee will include all members of sub-committees and will operate in accordance with Robert's Rules of Order. Present Members are Mark Spruell, Damian Phillips, Chuck Holmes, Stephen Gray, Charles E. Knight, Tracy Applebury, and David Gaby. Invitees will include Walter Kroll, Paul Nuckles, Jerry Carr, Prentiss Griffin, Richard Gray, Ellison Robinson, Patty MacFarland, and James Johnson. Please note that there will be an ongoing recruitment of members as the project continues.

Project Sub-Committees will include:

Survey and Applicant Recruitment: This Sub-Committee will periodically survey conditions in the neighborhood and recruit applications from property owners who either need assistance with restoration because of deterioration or because of the incidence of inappropriate exterior work that undermines the preservation of the architectural and cultural heritage.

Project Selection: This Sub-Committee will review applications and make nominations for assistance to the Community Preservation Committee and City Council.

Preservation Education and Training: This Sub-Committee will create and present educational materials about preservation so that applicants, contractors, prospective restoration workers, and other relevant individuals are fully aware of the “Secretary of the Interior’s Standards” for Preservation and for Rehabilitation.

Underwriting Committee: This Sub-Committee will gather the relevant documents and determine if particular projects comply with program requirements, such as the above-noted payment of all municipal charges, creation of and recording of preservation restrictions, creation and recording of loan documents, and creation of long-term maintenance plans, with input from other subcommittees.

Project Specification and Oversight: This Sub-Committee will create the specifications for each project in consultation with the property owners, contractors, and Springfield Building Department in concert with the “Secretary of the Interior’s Standards” for Preservation and for Rehabilitation. It will inspect the work to insure compliance of work in progress with specifications, and inspect final work products prior to funds being advanced. The Committee will also gather, review, and approve or disapprove annual compliance reports on each property assisted for submission to the Community Preservation Committee and City Council.

Contracting Sub-Committee: This Sub-Committee will recruit contractors, and workers interested in entering the preservation field, and will work in consultation with owners to allocate work among trained contractors, members and non-members, based on bids, availability, and capability, with final approval being retained by the Springfield City Council.

Fund-Raising Sub-Committee: This Sub-Committee will continue to work to obtain funding from grants and other sources to supplement the Community Preservation Act resources, so as to carry out preservation of properties in McKnight and in other sections of Springfield as the program broadens out around the City.

Salvage, Recycling, and Cooperative Purchase Sub-Committee: This Sub-Committee will work to salvage materials that are excess to projects and recycle them to other homeowners, and will in addition aggregate purchase of building materials between those receiving revolving loans and others in the local area to allow homeowners in the area and in other City neighborhood to obtain materials that are less expensive and or more appropriate than those otherwise available to them.

Estimated Overall Budget :

Loans for Restoration	\$	195,000
Support for Preservation Position (If needed)		45,000
Contractor Preservation Training		10,000
Interpretive Signs for Landmark Buildings		5,000
Millwork Program		<u>5,000</u>
Total	\$	260,000

Budget Details

Initial Estimated "Phase 1" Budgets, per property. These figures include costs for specification-writing and oversight, as well as fund administration. Budgets would be set for a specific amount and include small amounts for expenses of specification-writing and inspection. Work can continue in future years as part of overall restoration and the long-term maintenance plan that would be developed for each property.

62 Westminster (Porch)	\$	30,000
62 Westminster (Carriage House/Shop)		30,000
111 Dartmouth Terrace		15,000
212 Bay St		15,000
35 Florida St		15,000
Match MPPF Grant for Kibbe House	\$	30,000*
417 St James Ave		15,000
92 Buckingham		15,000
Mis-Improved Houses to be Assisted		
341 St James	\$	15,000
347 St James		15,000
175 St James		15,000
1119 Worthington St		15,000
Interpretive Signs & Living House Equipment		5,000
50% Share Planning Dept Historic Preservation Staff Person		45,000
Training		10,000
Millwork Program		<u>5,000</u>
Total	\$	260,000

In all cases initial allocations will be made but projects will be subject to review of compliance with program requirements. These might include requiring full payment of taxes and municipal charges, for example, and underwriting guidelines, which might include subordination of existing financing to the preservation restrictions, and meeting Loan/Value ratio guidelines of 80% or subordination of existing debt to the restoration loan.

- This will initially be \$45,000, but balance will be repaid by State as part of the MPPF process, assuming that request is approved.

Timeline :

Creation of Committee	May 2020
Conceptual Approval by City Council	Fall 2020
Committee Review of Applications	Winter 20/21
Contractor Training	Winter 20/21
City Council Project Approvals	Winter 2021
Commencement of Restorations	Spring 2021

Attachments:

No properties would be acquired under this project

No funds would be advanced to the proponents other than outreach and training funds, to be bills under service contracts to be reviewed and approved by City Council